Document No. 4161
Voted at Meeting of 1/21/82

BOARD OF APPEAL REFERRALS JANUARY 21, 1982

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4.	Z-5468	James O. McFarland 19 Glenham Street, West Roxbury
5.	Z-5469	Mary Jo Ahern 58 Monument Avenue, Charlestown
6.	Z-5475	Margot P. Spaulding 515 Shawmut Avenue, Boston
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18.	Z-5515	Theodore Parker Unitarian Church 1861 Centre Street, West Roxbury

MEMORANDUM JANUARY 21, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/2/82

Z-5460
Archie Natorelli
678 Canterbury Street, Roslindale at American Legion Highway

One story structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business L-.5 waterfront_____
single family S-.5 manufacturing_____

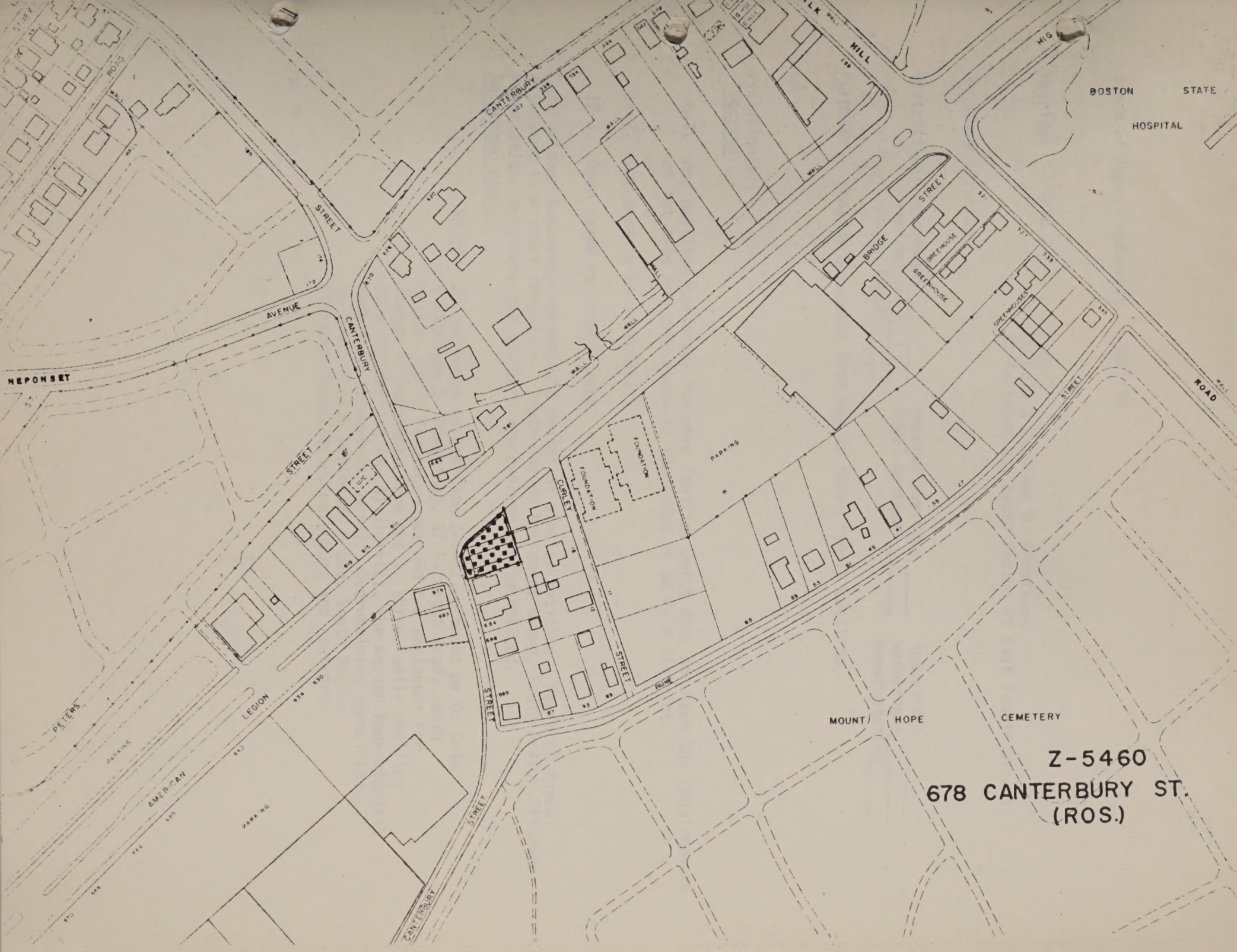
Purpose: use premises for outdoor sale and display of 18 used motor vehicles.

Violation(s):
Section

8-7. Outdoor sale and display of used motor vehicles is forbidden in S-.5 & L-.5 districts.

Nonconforming automotive use, located on same lot as petitioner's fruit stand operation, would have an adverse effect on abutting single family dwelling and residential area. Abutters and community have expressed objections. Recommend denial.

VOTED: In reference to petition Z-5460, brought by Archie Natorelli, 678 Canterbury Street, Roslindale, for a forbidden use to use premises for outdoor sale and display of used motor vehicles in single family (S-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends denial. Nonconforming automotive use, on same lot as petitioner's fruit stand operation, would have an adverse effect on abutting single family dwelling and residential area. Abutters and community have expressed objections.


BOSTON STATE HOSPITAL
MOUNT HOPE CEMETERY
NEPONSET AVENUE
CANTERBURY STREET
BRIDGE STREET
CURLEY STREET
PRINE STREET
LEGION PARKING
AMERICAN LEGION
PETERS PARKING
FOUNDATION
GREENHOUSE
PARKING
Z-5460
678 CANTERBURY ST.
(ROS.)

Board of Appeal Referrals 1/21/82

Hearing: 2/2/82 Z-5461
D. Colm & Kathleen B. Armstrong
87 Farragut Rd, South Boston at East Fourth Street.

2½ story structure

District(s): apartment_____ general business_____ industrial_____
residential R-.8 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from one to three family dwelling.

Violation(s):
Section

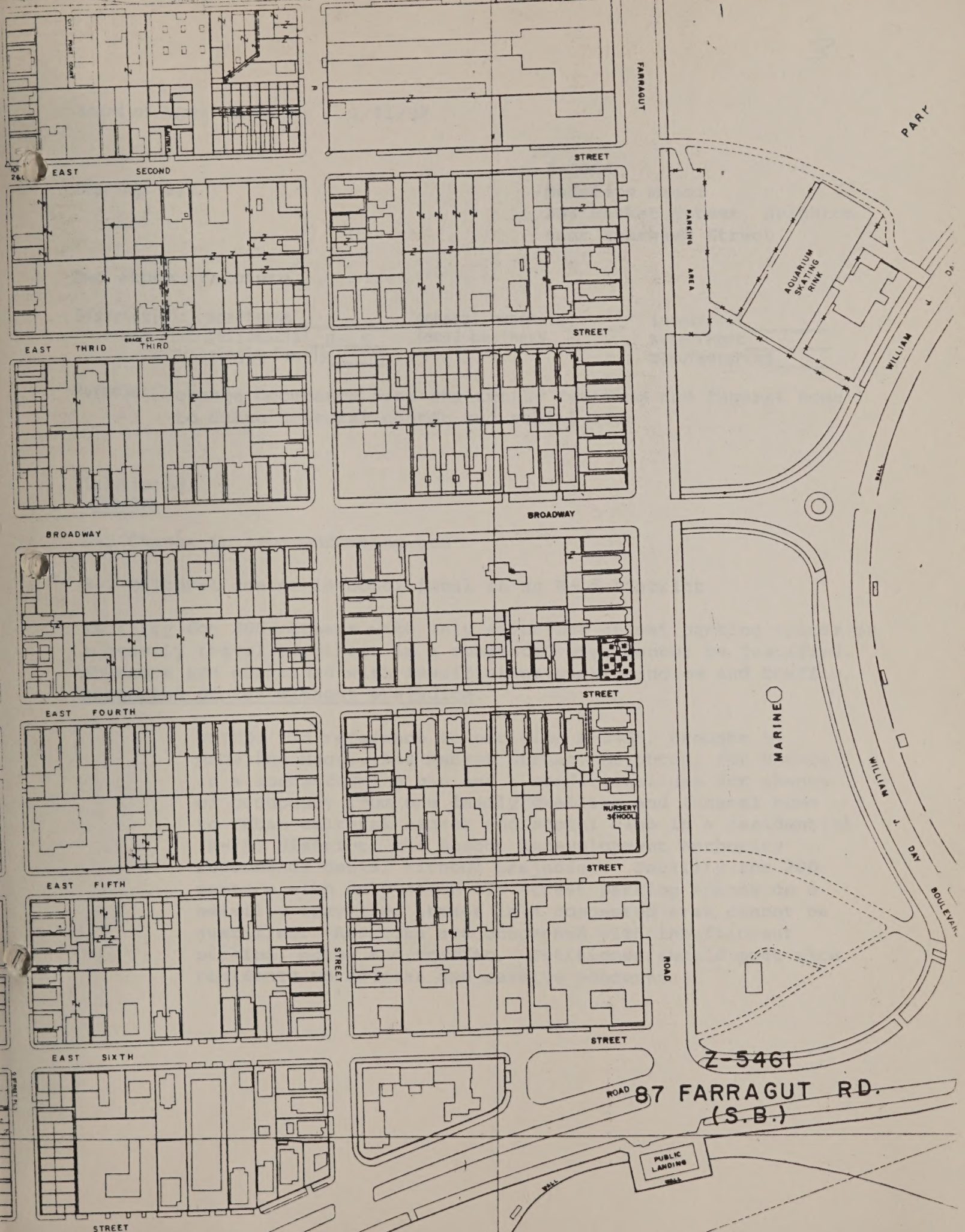
8-7. Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an R-.8 district.

14-2. Lot area is insufficient.

17-1. Open space is insufficient.

Last October Authority recommended denial of similar petition. Board of Appeal dismissed it without prejudice. South Boston Residents Group, South Boston Citizens Association, neighbors and abutters are overwhelmingly opposed.
Recommend denial.

VOTED: In reference to petition Z-5461, brought by D. Colm & Kathleen B. Armstrong, 87 Farragut Road, South Boston, for a forbidden use and two variances for change of occupancy from one to three family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Overwhelming opposition by South Boston Residents Group, South Boston Citizens Association, neighbors and abutters.


EAST SECOND
FARRAGUT
STREET
PARK
PARKING AREA
AQUARIUM SKATING RINK
WILLIAM J. DAY
EAST THRID
THIRD
STREET
BROADWAY
BROADWAY
STREET
EAST FOURTH
MARINE
WILLIAM J. DAY BOULEVARD
NURSERY SCHOOL
STREET
EAST FIFTH
STREET
ROAD
STREET
EAST SIXTH
ROAD
PUBLIC LANDING
STREET
Z-5461
87 FARRAGUT RD.
(S.B.)

Board of Appeal Referrals 1/21/82

Hearing: 2/2

Z-5465
Madeline Magni
344 Market Street, Brighton
near Sparhawk Street

Two story structure

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from one family dwelling and funeral home to Cuban cultural center and social club

Violation(s):
Section

9-2 Change in nonconforming use

8-7 Cultural center is conditional in an R-.5 district

Facility for 200 members with only seven off street parking spaces on a heavily travelled street in a congested area cannot be justified. Abuttors are concerned with insufficient parking,noise and traffic. Recommend denial without prejudice.

VOTED: In reference to petition Z-5465, brought by Madeline Magni, 344 Market Street, Brighton, for change in a nonconforming use and a conditional use for change of occupancy from one family dwelling and funeral home to Cuban cultural center and social club in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Facility for 200 members with only seven off street parking spaces on a heavilly travelled street in a congested area cannot be justified. Abuttors are concerned with insufficient parking, noise and traffic. Petitioner should meet with residents to address and resolve concerns.

Z-5465
344 MARKET ST.
(BPI.)
FANIEUL
MC. KINNEY
PLAYGROUND
GOOD
STREET
ENOUGH
STREET
STREET
STREET
PLACE
SANDERSON
RYAN
ROAD
KEENAN
ROAD
STREET
PLAYGROUND
PARKING
WALL
ST. COLUMBKILLE
SCHOOL
ST. COLUMBKILLE
CHURCH
STREET
ARLINGTON
STREET
BENNETT
STREET
STREET
MARKET
STREET
HENSHAW
LEICESTER
STREET
SAYBROOK
CYPRESS
ROAD
GREENHOUSE
GREENHOUSE
GREENHOUSE
GARDENA
MORROW
ROAD
ELMIRA
MONTCALM
GLENCOE
MAPLETON
PARKING
SPARHAWK
BENTLEY
STREET
MENLO
STREET
ELMO
ST.
STREET

Board of Appeal Referrals 1/21/82

Hearing: 1/26/82

Z-5468
James O McFarland
19 Glenham Street, West Roxbury at Kingsland Road

2½ story structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family S-.5 manufacturing_____

Purpose: change occupancy from two to three family dwelling; legalize basement apartment.

Violation(s):
Section

8-7. Three family dwelling is forbidden in an S-.5 district.

8-7. Dwelling converted for more families which does not meet the requirements of lot area and increases the floor area ratio is forbidden in an S-.5 district.

14-1. Lot area is insufficient.

15-1. Floor area ratio is excessive.

Three family occupancy is inconsistent with single family residential street and neighborhood. Extent of violations do not justify additional basement unit, Community is adamantly opposed. Recommend denial.

VOTED: In reference to petition Z-5468, brought by James O. McFarland, 19 Glenham Street, West Roxbury, for two forbidden uses and two variances for change of occupancy from two to three family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Three family occupancy is inconsistent with single family residential street and neighborhood. Violations do not justify additional basement unit. Community is adamantly opposed.

Z-5468
19 GLENHAM ST.
(W.R.)

Board of Appeal Referrals 1/21/82

Hearing: 1/26/82

Z-5469
Mary Jo Ahern
58 Monument Ave, Charlestown near Monument Square

Three story structure

District(s): apartment H-1 ____ general business ____ industrial ____
residential ____ local business ____ waterfront ____
single family ____ manufacturing ____

Purpose: change occupancy from two to four family dwelling; legalize conversion.

Violation(s):
Section

8-7. Dwelling converted for more families which meets less than half of the lot area and open space requirements is forbidden in an H-1 district.

14-2. Lot area is insufficient.

17-1. Open space is insufficient.

Similar petition was denied by Board of Appeal February 1981 with Authority concurrence. Monument Avenue, predominantly residential one and two family, is narrow, one way and seriously congested with on-street parking. Neighbors are vehemently opposed. Recommend denial.

VOTED: In reference to petition Z-5469, brought by Mary Jo Ahern, 58 Monument Avenue, Charlestown, for a forbidden use and two variances for change of occupancy from two to four family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial.

Monument Avenue, predominantly residential one and two family, is narrow, one way and seriously congested with on-street parking. Neighbors are vehemently opposed.

Z-5469
58 MONUMENT AVE.
(CHSN.)
MONUMENT SQUARE
BUNKER HILL MONUMENT
WINTHROP SQUARE
THOMPSON SQUARE
HARVARD SQUARE
JOHN HARVARD MALL
WARREN
CORDIS
SOLEY
PLEASANT
DEVENS
PRESCOTT
HARVARD
RUTHERFORD
WINTHROP
ADAMS
COMMON
PUTNAM
PARK
CHELSEA
HUDSON
GRAY
JOINER
CALL
ROUGHAN RD
HENLEY
WASHINGTON
ELEVATED
RAMP
CITY SQUARE
151 V-3
29.52

Board of Appeal Referrals 1/21/82

Hearing: 1/26/82 Z-5475
Margot P. Spaulding
515 Shawmut Avenue, Boston
at West Springfield Street

3½ story structure

District(s):			
apartment H-2	general business	industrial	
residential	local business	waterfront	
single family		manufacturing	

Purpose: change occupancy from two family dwelling & store to six apartments.

Violation(s):
Section

8-7. Any dwelling converted for more families which does not meet the requirements of open space and off-street parking is forbidden in an H-2 district.

17-1. Open space is insufficient.

23-1. Off-street parking is insufficient.

Vacant and abandoned structure will be substantially renovated. Adjacent vacant land is proposed to be developed as permanent open space. Recommend approval with proviso.

VOTED: In reference to petition Z-5475, brought by Margot P. Spaulding, 515 Shawmut Avenue, Boston, for a forbidden use and two variances for change of occupancy from two family dwelling and store to six apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-5475
515 SHAWMUT AVE.
(B.P.)
SHAWMUT
AVENUE
WORCESTER
SQUARE
EAST
SPRINGFIELD
STREET
CEMETERY
PARKING
AREA
MASSACHUSETTS
NORTHAMPTON
STREET
BRAN ON-HARRIS
WAY
LENOX
COURT
COMET
PLACE
WILLARD
PLACE
CLIFTON
PLACE
WOODBURY
DERBY
PLACE
METROPOLITAN
WASHINGTON
STREET
EAST LENOX
STREET
FLAGG
STREET
NEVILLE
PLACE
PARMELEE
STREET
TRASK
STREET
HARRISON
AVENUE
CONCORD
STREET
JAMES
STREET
LINCOLN
PLACE
STEVENS
STREET
WORCESTER
STREET
AUTHORITY
STREET
MILLBURN
PLACE
NEWCOMB
STREET
SPRINGFIELD
STREET
AVENUE

Board of Appeal Referrals 1/21/82

Hearing: 2/2/82

Z-5476
Allston Car Wash Inc.
434 Cambridge Street, Allston near Union Square

Gas service station- car wash

District(s): apartment_____ general business B-1 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: erect canopy; install 8000 gallon underground diesel fuel storage tank.

Violation(s):
Section

8-6. Extension of a conditional use.

Pump island canopy existing. Storage of diesel fuel will satisfy increasing demand. Recommend approval with proviso.

VOTED: In reference to petition Z-5476, brought by Allston Car Wash Inc., 434 Cambridge Street, Allston, for a conditional use to erect canopy and install 8000 gallon underground diesel fuel storage tank in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided petitioner complies with Board of Appeal guidelines for gas service stations.

Z-5476
434 CAMBRIDGE ST.
(ALLSTON)
EXTENSION
RAILROAD
BOSTON & ALBANY
MASSACHUSETTS
STREET
ROAD
WILTON TERRACE
DENBY
RUGG ROAD
CEMETERY
PENNIMAN
PARKING
WALL
WASHINGTON ALLSTON EL SCHOOL
THOR TERRACE
HARVARD
HIGHGATE
POST OFFICE
FIRE STATION
LINDEN
PRATT
FARRINGTON AVENUE
HARVARD TERRACE
GARDNER
CAMBRIDGE
MBTA
BRIGHTON
UNION SQUARE
GRAFTMAN STREET
ISLINGTON
PARK
AVE.

8

Board of Appeal Referrals 1/7/82 Tabled
1/21/82 Resubmitted

Hearing: 1/19/82

Z-5484
Dorothy Abbe
Eastern Harbor Associates Inc
50 Redfield St., Dorchester
at Woodworth St

Vacant land

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-1

Purpose: erect four story office structure

Violation(s):
Section

15-1 Floor area ratio is excessive
16-1 Height of building is excessive

Triangular shaped sloped property is surrounded by the expressway northbound ramp and the MBTA Red Line right of way. Developer proposed to construct three stories now, the fourth at a future date. Adequate parking will be provided. Developer has met with Port Norfolk neighborhood residents and will accommodate their concerns regarding sewer overload and traffic circulation. Recommend approval with provisos.

VOTED: In reference to petition Z-5484, brought by Dorothy Abbe & Eastern Harbor Associates Inc., 50 Redfield St., Dorchester, for two variances to erect a four story office structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that ingress be remote as possible from Redfield St-Expressway northbound ramp intersection; that traffic exit thru Woodworth Street to Walnut Street as requested by community; that plans be submitted for design review.

Z-5484
50 REDFIELD ST.
(DOR.)
ERICSSON
STREET
PLAYGROUND
TENEAN
STREET
EXPRESSWAY
WALL
MUD
DAM
LAWLEY
PORT NORFOLK
WATER
FRANKLIN
WILLIAM
MORRISSEY
EXPRESSWAY
REDFIELD
MIDDLWORTH
BERRY ST
LORENZO
WALNUT
OAKMAN
FRANKLIN
WALNUT
TAYLOR
RICE
OLD COLONY
EMILIE

Board of Appeal Referrals 1/21/82

Hearing: 1/26/82

Z-5485
James F. O'Hare Jr.
120 Mountfort Street, Boston at St. Mary's Street

Gas service station

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from gas station, outdoor sale of used motor vehicles and office to gas station, convenience food store, outdoor sale of used motor vehicles and office.

Violation(s):
Section

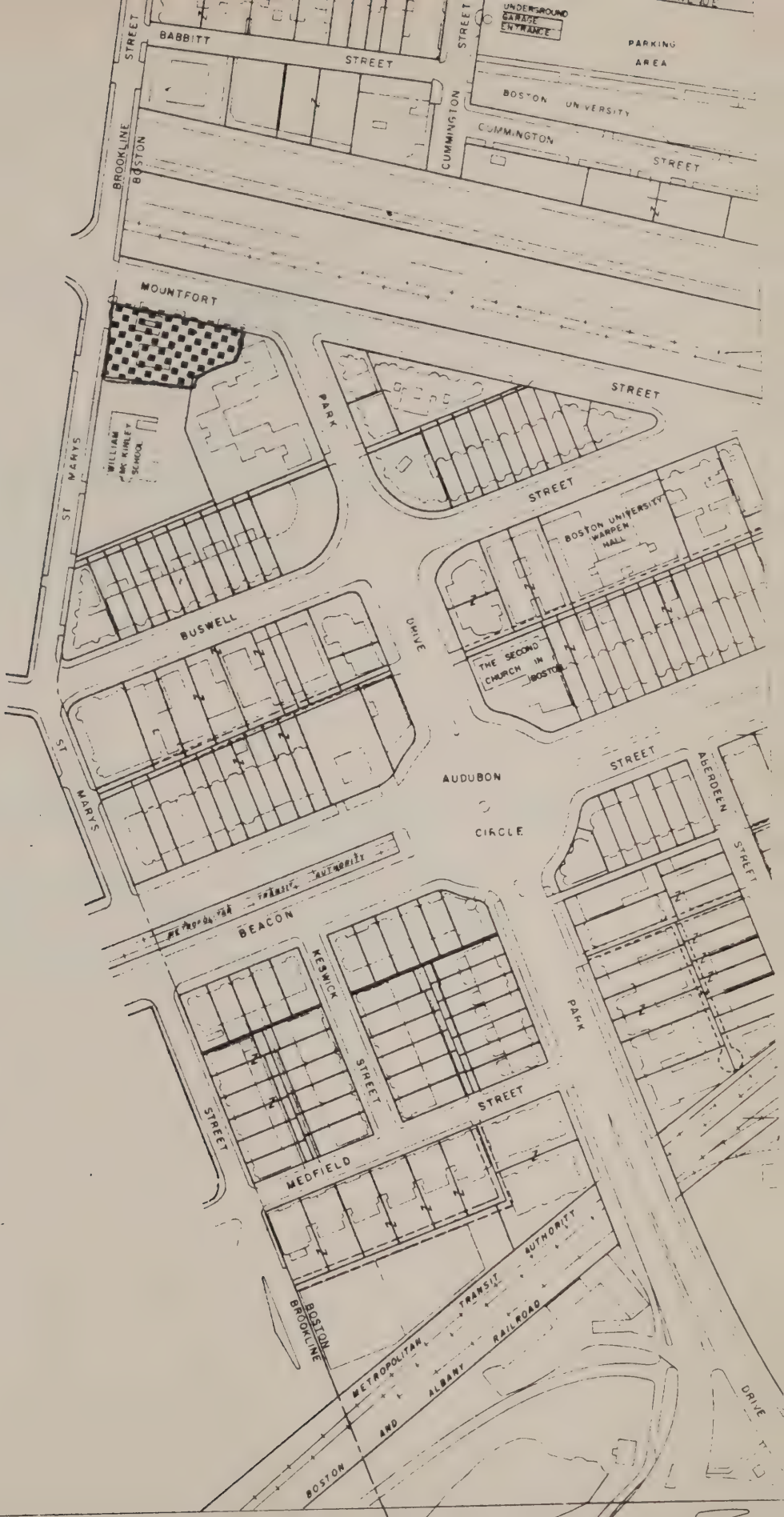
8-7. Retail convenience store is forbidden in an H-2 district.

9-2. Change in a non-conforming use.

Area is predominantly student oriented. Petitioner proposes to convert two garage bays to convenience store. No opposition. Recommend approval with proviso.

VOTED: In reference to petition Z-5485, brought by James F. O"Hare Jr., 120 Mountfort Street, Boston, for a forbidden use and change in a nonconforming use for change of occupancy from gas station, outdoor sale of used motor vehicles and office to gas station, convenience food store, outdoor sale of used motor vehicles and office in an apartment (H-2) district, the Boston Recevelopment Authority recommends approval with plans to be submitted to the Authority for design review and provided that no electronic or mechanical game machines/ devices be allowed on premises.

LINE



Z-5485
120 MOUNTFORT ST.
(B.P.)

Board of Appeal Referrals 1/21/82

Hearing: 2/2/82

Z-5487
Real Roy
70 Beacon Street, Boston at River Street

3½ story structure

District(s): apartment H-2-65 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: enclose existing roof terrace above garage.

Violation(s):
Section

15-1. Floor area ratio is excessive.

Space would be used for kitchen/dining room. Floor area increase is minimal (2.8 to 2.9) Beacon Hill Civic Association has no objection. Recommend approval.

VOTED: In reference to petition Z-5487, brought by Real Roy, 70 Beacon Street, Boston, for a variance to enclose garage roof terrace in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. The floor area violation is minimal and there would be no adverse effect. Beacon Hill Civic Association has no objection.

Z-5487
70 BEACON ST.
(B.P.)
BEACON STREET
BRANCH STREET
SPRUCE STREET
WALNUT STREET
WILLOW ST.
CEDAR STREET
LOUISBURG SQUARE
MYRTLE
PINCKNEY
BRIMMER
RIVER
VERNON
LIME
BYRON
PHILLIPS
CHARLES
REVERE
HARLES RIVER SQ
SMITH COURT
FROG POND
MONUMENT

//

Board of Appeal Referrals 1/21/82

Hearing: 2/2

Z-5493
McDonald's Corporation
511 Gallivan Boulevard, Dorchester
at Lenoxdale Avenue

One story structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business L-1 waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from restaurant to restaurant and drive in restaurant; erect one story addition

Violation(s):
Section

8-6 Change in conditional use

8-7 Drive in restaurant or other place for preparation of food for on or off premises consumption is conditional in an L-1 district

It is proposed to erect a 12½' x 4' service window addition on left side (Lenoxdale Ave) of structure. Facility is accessed from Gallivan Boulevard, Granite Avenue and Lenoxdale Avenue. Gallivan Boulevard and Granite Avenue accommodate very heavy expressway traffic. Lenoxdale Avenue is one way to Gallivan Boulevard. Petitioner must submit traffic and circulation plan. Neighbors are opposed because of existing traffic conditions in area. Recommend denial as submitted.

VOTED: In reference to petition Z-5493, brought by McDonald's Corporation, 511 Gallivan Boulevard, Dorchester, for two conditional uses for change of occupancy from restaurant to restaurant and drive in restaurant and erect one story addition in a local business (L-1)district, the Boston Redevelopment Authority recommends denial. Facility is accessed from Gallivan Boulevard, Granite Avenue and Lenoxdale Avenue. Gallivan Boulevard and Granite Avenue accommoddte very heavy expressway traffic. Lenoxdale Avenue is one way to Gallivan Boulevard. Petitioner must submit traffic and circulation plan. Neighbors are opposed because of existing traffic conditions in area.

Z-5493
511 GALLIVAN BLVD.
(DOR.)
GALLIVAN
BOULEVARD
GRANVILLE
GRANITE
STREET
BEAUFIELD
LENOXDALE
MYRTLEBANK
ROCKNE
CROCKETT
EDNA
ROAD
MILTON
AVENUE
HILL TOP
PARKING
ADAMS
ELY
FREDERICK
TERRACE
MILWOOD

Board of Appeal Referrals 1/21/82

Hearing: 1/26/82

Z-5496
Chevron USA Inc.
226 Harvard Avenue, Allston near Commonwealth Avenue

Gas service station

District(s): apartment_____ general business B-1 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: erect storage addition.

Violation(s):
Section

8-6. Extension of a conditional use.

Rear addition will be used for storage of automotive supplies and tools. Existing underground storage tanks to be replaced with no increase in capacity. Recommend approval with proviso.

VOTED: In reference to petition Z-5496, brought by Chevron USA Inc., 226 Harvard Avenue, Allston, for a conditional use to erect storage addition in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided petitioner complies with Board of Appeal guidelines for gas service stations.

Z - 5496

226 HARVARD AVE.

(ALLSTON)

Board of Appeal Referrals 1/21/82

Hearing: 1/26/82 Z-5497
William J. Proia
94 Bigelow Street, Brighton near Hardwick Street

2½ story dwelling

District(s):			
apartment_____	general business_____	industrial_____
residential R-.5	local business_____	waterfront_____
single family S-.5		manufacturing_____

Purpose: subdivide lot.

Violation(s):
Section

14-1. Lot area is insufficient.

14-4. Unobstructed access to rear lot is not provided.

20-1. Rear yard is insufficient.

Subdivision will allow petitioner to sell land to abutting owner for access purpose. Recommend approval.

VOTED: In reference to petition Z-5497, brought by William J. Proia, 94 Bigelow Street, Brighton, for three variances to subdivide lot in single family (S-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends approval. Subdivision will allow petitioner to sell land to abutting owner for access purpose.

BOSTON
ALBANY
NEWTON
ST.
PRESENTATION RD.
BETHUNE
STREET
LAMY
STREET
CHARLESVIEW
ST.
BIGELOW
CIR.
GERRISH
DURLAND
STREET
HARDWICK
COURT
PERTSHIRE
ROAD
DUNBOY
STREET
JUSTIN
ROAD
STREET
UPCREST
DUNBOY
STREET
AVENUE
BIGELOW
ADAIR
ROAD
FANEUIL
STREET
AVENUE
Z-5497
94 BIGELOW ST.
(BRI.)

Board of Appeal Referrals 1/21/82

Hearing: 1/26/82

Z-5501
Robert J. & Jane H. Powers
73 Hancock Street, Boston near Mt. Vernon Street

3½ story structure.

District(s):			
apartment H-2-65	general business	industrial	
residential	local business	waterfront	
single family		manufacturing	

Purpose: alter ground floor apartment.

Violation(s):
Section

15-1. Floor area ratio is excessive.

Proposal will improve unused space in apartment unit. No exterior alterations. Recommend approval.

VOTED: In reference to petition Z-5501, brought by Robert J. & Jane H. Powers, 73 Hancock Street, Boston, for a variance to alter ground floor apartment in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Interior expansion of apartment unit will have no adverse effect.

REVERE
STREET
SMITH COURT
BOSTON SCHOOL COMMITTEE
DERNE
SUFFOLK UNIVERSITY
METROPOLITAN DISTRICT COMMISSION
SUFFOLK
COUNTY COURT
HOUSE
PEMBERTON
PINCKEY
CARNEGIE INSTITUTE
FORD HALL
ASHBURTON
PLACE
MASON MEMORIAL UNITED COMMUNITY SERVICES
PARKING
COMMONWEALTH OF MASSACHUSETTS STATE HOUSE
MT VERNON
MT VERNON PLACE
JOY PLACE
WALNUT
WILLOW
SPRUCE
CHESTNUT
BOSTON ATHENAEUM LIBRARY
TREMONT PLACE
PARK ST PL
CATHOLIC INFORMATION CENTER
GRANARY BURIAL GROUND (CEM)
PARK STREET CHURCH
BEACON
MONUMENT
FROG POND
WINTER
HAMILTON PL
Z-5501
73 HANCOCK ST.
(B.P.L)

Board of Appeal Referrals 1/21/82

Hearing: 2/2/82 Z-5502
David Greenstein
111-117 Chiswick Road, Brighton near Commonwealth Avenue

One story structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business L-1 waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from retail store to restaurant; legalize roof sign and change copy.

Violation(s):
Section

11-2. Roof sign is not allowed.

23-2. Off street parking is insufficient.

Existing restaurant after expansion into former retail store would have a seating capacity for 213 persons. Proposal without off street parking (thirty spaces required) will aggraviate already serious traffic and on street parking conditions. Recommend denial.

VOTED: In reference to petition Z-5502, brought by David Greenstein, 111-117 Chiswick Road, Brighton, for a conditional use and variance for change of occupancy from retail store to restaurant, legalize roof sign and change copy in a local business (L-1) district, the Boston Redevelopment authority recommends denial. Existing restaurant after expansion into former retail store would have a seating capacity for 213 persons. Proposal without off street parking (30 spaces required) will aggravate already serious traffic and on street parking conditions.

CHESTNUT HILL
ROAD
FIRST PARISH UNITARIAN CHURCH
PARKING
ALEXANDER HAMILTON SCHOOL
ELEMENTARY
STRATHMORE
CHISWICK
LOTHIAN
ROAD
AVENUE
WATERLY
ATWOOD
SIDLAW
COMMONWEALTH
WALLINGFORD
LEAMINGTON
NOTTINGHAM PATH
KINROSS
LAMARK
SELKIRK
CHISWICK ROAD
ZL 5502
111-117 CHISWICK RD.
(BRI.)

16

Board of Appeal Referrals 1/21/82

Hearing: 1/26

Z-5503
Joseph M Conti
252 Hyde Park Ave, Jamaica Plain
near Eldridge Road

One story structure

District(s): apartment_____ general business_____ industrial_____
residential R-.8 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: continue occupancy - storage of contractor's equipment

Violation(s):
Section

8-7 Contractor's warehouse is forbidden in an R-.8 district

Area is mixed residential-commercial. Former eight car garage has been used as contractor's storage facility for last two years. Premises are well maintained. Wood fence screens site from Hyde Park Avenue. No response from neighborhood. Recommend approval.

VOTED: In reference to petition Z-5503, brought by Joseph M. Conti, 252 Hyde Park Ave, Jamaica Plain, for a forbidden use to continue occupancy for storage of contractor's equipment in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Area is mixed residential-commercial. Former eight car garage has been used as contractor's storage facility for last two years. Premises are well maintained. Wood fence screens site from Hyde Park Avenue. No neighborhood response.

Z-5503
262 HYDE PARK AVE (J.P.)
HERBERTSON RD.
ELDRIDGE
NORTHBOURNE
ASHMORE ROAD
BLANYON ROAD
CARLFORD ROAD
DELLMORE ROAD
HYDE PARK
BROOKWAY
BROOKWAY TERRACE
CLAXTON ROAD
ELVEN ROAD
ALDWIN RD.
WOODBOURNE ROAD
EASTLAND ROAD
BOURNE RD.
BOURNEDALE ROAD
ROSMAN WALK
PATTEN STREET
WALK HILL STREET
PARKING
PLAYGROUND
BOSTON DEVELOPMENT AUTHORITY HOUSING
ARCHDALE BOSTON

Board of Appeal Referrals 1/21/82

Hearing: 1/26

Z-5512
Anthony & Sally Saveri, R. Hanson
58 Hemenway Street, Boston
near Burbank Street

One story structure

District(s): apartment H-3 | general business _____ | industrial _____
residential _____ | local business _____ | waterfront _____
single family _____ | manufacturing _____

Purpose: change occupancy from retail store and restaurant to restaurant

Violation(s):
Section

9-1 Increase in a non conforming use
7-4 In variance with former decision of Board of Appeal

Extension of pizza facility is inappropriate. Twelve pizza establishments already exist within a two block area. Parking is a very serious problem in this residential section of Hemenway Street and in the entire area. A family type restaurant would be amenable. FenPac is opposed. Recommend denial.

VOTED: In reference to petition Z-5512, brought by Anthony & Sally Saveri, R. Hanson, 58 Hemenway Street, Boston, for an increase in non conforming use and variance for change of occupancy from retail store and restaurant to restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Extension of pizza facility is inappropriate. Twelve pizza establishments already exist within a two block area. Parking is a very serious problem in this residential section of Hemenway Street and in the entire area. A family type restaurant would be amenable. FenPac is opposed.

Z-5512
58 HEMENWAY ST.
(1B P.)

Board of Appeal Referrals 1/21/82

Hearing: 2/2

Z-5515
Theodore Parker Unitarian Church
1861 Centre Street, West Roxbury
at Corey Street

Church structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family S-.5 manufacturing_____

Purpose: continue existing occupancy-parish house, church and day care center

Violation(s):
Section

8-7 Day care center is conditional in an S-.5 district

In March 1981 Authority recommended approval of day care center for 24 children; Board of Appeal granted a trial period of nine months with provisos re use restricted to operator, fire drills, capacity limited to 24 children and parking. There have been no objections nor adverse traffic, parking or noise impacts. Petitioner has substantially repaired structure. Recommend approval with proviso.

VOTED: In reference to petition Z-5515, brought by Theodore Parker Unitarian Church, 1861 Centre Street, West Roxbury, for a conditional use to continue existing occupancy as parish house, church and day care center in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval provided provisos two through five of Board of Appeal decision 6/23/81 remain in effect.

CENTRE
STREET
HASTINGS
COREY
GARTH
MENSHAW
TER.
PARK
STREET
COREY
STREET
STREET
GRAHAM
TER.
MAPLE
ALHAMBRA
WILNA
WILLOW
NEW HAVEN & HARTFORD
HIGHLAND STATION
RAILROAD
CLEMENT
STRATFORD
MEREDITH
AVENUE
CLEMENT
CENTRE
STREET
STREET
ROAD
ROAD
BELGRADE
PARKING
WALL
U/C
1861
Z 5515
CENTRE ST.
W.R.I.